
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address: 304 T Street NW	<input type="checkbox"/> Agenda
Landmark/District: LeDroit Park Historic District	<input checked="" type="checkbox"/> Denial Calendar
	<input checked="" type="checkbox"/> Concept Review
	<input type="checkbox"/> Permit Review
Meeting Date: March 30, 2023	<input checked="" type="checkbox"/> Alteration
H.P.A. Number: 22-437	<input type="checkbox"/> New Construction
	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Subdivision

Agent Eric Teran, on behalf of owner Ulysses S. Glee, Jr., seeks concept review to add a roof deck on top of the two-story rowhouse at 304 T Street NW which is a contributing property in the LeDroit Park Historic District. Plans were prepared by Eustilus Architecture.

Property Description and Context

304 T Street NW is part of an intact row of six houses (300 thru 310 T Street) designed by N.T. Haller in 1891. As a group they are a good example of Haller’s unique late-Victorian style. The row defies the normal rules of repetition or symmetry normally associated with rowhouses of this time period. Instead, the Haller row features esoteric window types, ornament, and roof forms to make each house distinctive from the others, while random repetition of components holds the row together as a collective design. In particular, 304 T Street is the first two-story house in the group and is attached to the three-story house at 302. The houses are intact on the front and back. Recent permitted work at the house as resulted in the collapse and reconstruction of the rear wing of the house.

Proposal

The applicant proposes to add a roof deck on top of the house by extending the existing brick walls to parapet height of 3’-8” on all sides of the deck. The floor of the deck would occupy the full area of the rear wing. It would be accessed through stair-length roof hatch in the roof of the main block of the house. The location of the proposed deck and parapets fall below the sight line from T Street.

Evaluation

In the first consideration, the LeDroit Park Historic District is almost devoid of rooftop additions that are taller than the main block of the house on which the addition sits.¹ This widespread condition is a significant factor in the high level of integrity enjoyed by LeDroit Park. The Board has regularly protected this local characteristic by declining to approve roof top additions that are taller than the main block of the house.² The submitted design is not conceptually different from applications

¹ The few roof top structures that exist in LeDroit park, like the shed and deck visible on top of 1846 2nd Street NW either predate the historic district or were built at an unknown date without Board review.

² 513 Florida Ave NW (HPA 19-039) December 2018, the Board did not approve a third-floor addition on a two-story house. 324 U St NW (HPA 15-490) July 2015, the Board did not approve a three-story rear addition on a two-story house. 1852 3rd St NW (HPA 14-246) May 2014, the Board did not approve a three-story rear addition on a two-story house. 611 Florida Ave NW (HPA 21-413) September 2021, the Board did not approve a partial 4th floor addition on a three-story house.

regularly declined by the Board based on this principal. The burden is on the applicant to show that an exception to the Board's standards is appropriate in this case.¹

In the second consideration, raising the walls into parapets in order to surround and enclose the roof deck would alter the perceived dimensions of the rear of the house and, by sitting on the upper most roof of the house, would be prominent against the sky above the roofline of the houses.

Some houses in LeDroit Park, where the main block of the house might be taller than the rear wing of the house, may be conducive to decks or additions which are located on to the lower roof of the wing. In this way a new deck or addition would not become the highest point of the house like they would if they were built on the upper roof of the main block of the house. This situation does not exist at 304 T Street because the main block and rear wing of the house share a common roof at only the second story.

Recommendation

The HPO recommends that the Board maintain its record of decisions on this type of alteration and find the concept of a roof deck at 304 T Street NW not compatible with the character of LeDroit Park Historic District.

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¹ DCMR 10C, 2001.3